

3. It is further agreed that the Parties of the First Part shall cause to be instituted in the Circuit Court for Frederick County, Maryland, without unreasonable delay appropriate proceedings to procure the confirmation of this Contract of Sale, and upon the approval thereof by the said Circuit Court, and upon the payment of the whole purchase money as hereinbefore provided, the said Parties of the First Part agree to convey their interest in the said real estate in their individual capacities, or by such legally constituted representative or representatives as the said Court may appoint, unto the Party of the Second Part, his nominee or nominees, by a good and sufficient deed conveying a good, marketable, fee simple title, free, clear and discharged of all liens and encumbrances other than State, County and Town taxes assessed against the said premises which shall be adjusted as of the date of final settlement.

4. It is further agreed by and between the parties hereto that the Parties of the First Part shall provide, at their expense, the deed of conveyance, and shall further furnish Federal Revenue Stamps requisite for said deed, but that the Party of the Second Part shall furnish, at his expense, the Maryland Stamps required for said deed, and shall bear all other costs incident to the proposed transfer.

WITNESS the signatures of the parties hereto the date hereinbefore set forth.

Witness:

Joyce B. Miller

G. Austin Miller (SEAL)  
G. Austin Miller

Margaret M. Miller (SEAL)  
Margaret M. Miller

Ruth C. Kinna (SEAL)  
Ruth C. Kinna

Anna C. Dinterman

C. Oscar Kinna (SEAL)  
C. Oscar Kinna

Edith M. Schroyer (SEAL)  
Edith M. Schroyer

Doris J. Boyer

Herman H. Schroyer (SEAL)  
Herman H. Schroyer

Anna C. Dinterman

M. Catherine Miller (SEAL)  
M. Catherine Miller

Next friend of Mark Albert Miller, Infant  
PARTIES OF THE FIRST PART

Frederick E. Kugel

Charles H. Kehne (SEAL)  
Charles H. Kehne, PARTY OF THE SECOND PART